

CHARTER TOWNSHIP OF BLOOMFIELD
ZONING BOARD OF APPEALS
TUESDAY, DECEMBER 9, 2025, at 6:30 P.M.
BLOOMFIELD TOWNSHIP HALL

The following appeals will be heard:

1. The owner of the property at **7200 Old Mill Rd.** is seeking approval for a revised sports court setback at least 16 ft. from all lot lines.
2. The owner of the property at **4710 Avondale Terrace** is seeking approval for a Dimensional Variance Request for the construction of a new home. The proposed plan includes a house corner and deck that will each encroach 5 ft. into the required 25 ft. natural features setback (NFS), as well as a segmented retaining wall corner that will encroach 10 ft. into the same setback. The segmented retaining walls will range in height from 0 to 6 ft. and are located in the front, rear, and side yards. An additional encroachment of 25 ft. into the required NFS is proposed for grading, lawn, and sod work.
3. The owner of the property at **5566 Westwood Dr.** is seeking approval for a Dimensional Variance Request for the replacement of a 6 ft. fence located in the rear yard.
4. The owner of the property at **3200 Devon Brook Dr.** is seeking approval for a Permission Request to install a 24 ft. by 12 ft. by 7 ft. tall shed located in the rear yard, setback at least 16 feet from all lot lines.
5. The owner of the property at **1733 Morningside Way** is seeking approval for a Dimensional Variance Request to construct a new home encroaching 25 ft. into the required 40 ft. front yard set back.
6. The owner of the property at **4896 Loch Lomond Dr.** is seeking approval for a Permission Request for a 28 ft. by 49 ft. sports court, and a 4 ft. tall fence in the rear yard and set back 16 ft. from all lot lines.
7. The owner of the property at **1822 Fox River Dr.** is seeking approval for a Permission Request to enclose a previously approved pavilion for the purpose of a lifeguard station at the Fox Hills Community pool.
8. The owner of the property at **6470 Golfview Dr.** is seeking approval for a Permission and Dimensional Variance Requests for proposed accessory structures on a new home:
 - a 5 ft. tall garden wall encroaching 32 ft. into the required 40 ft. front yard set back;
 - a 4 ft. tall retaining wall encroaching 14 ft. into the required 16 ft. side yard set back;
 - a 4 ft. tall retaining wall encroaching 10 ft. into the required 16 ft rear yard setback;
 - a pool encroaching 2 ft. into the required 16 ft. rear yard set back;
 - an unenclosed patio projection, two 5 ft. tall front yard piers & wing walls; and
 - a hot tub encroaching 10 ft. into the required 16 ft. side yard set back.
9. The owner of the property at **1779 Heron Ridge Dr.** is seeking approval for a Permission Request and Dimensional Variance Request for a 45 ft. by 25 ft., turf only sports court, located in the rear yard and 16 ft. away from all lot lines. Also requested are four retaining walls between 2 to 9 ft. tall and located in the rear yard.
10. The owner of the property at **7499 Duval Dr.** is seeking approval for a Permission Request and Dimensional Variance Request for a 4 ft. replacement fence in the secondary frontage and a 7 ft. by 7 ft. by 3 ft. tall hot tub in the side yard and set back 16 ft. from all lot lines.
11. The owner of the property at **3986 West Orchard Hill Dr.** is seeking approval for a Dimensional Variance Request for two existing 8 ft. wide by 6 ft. tall privacy panels located in the rear yard and set back 16 ft. from all lot lines.
12. The owner of the property at **920 Southdown Rd.** is seeking approval for a Dimensional Variance Request for a fence located in the front yard and connecting to existing piers.
13. The owner of the property at **6172 Indianwood Trl.** is seeking approval for a Dimensional Variance Request for a generator located in the rear yard and not immediately adjacent to the residential building.

14. The owner of the property at **2688 S. Indian Mound Rd.** is seeking approval for a Permission Request for the following accessory structures: four 3 ft. by 3 ft. by 3 ft tall fire pillars, an 14 ft. by 14 ft. by 1 ft. tall spa, a 20 ft. by 20 ft. sports court with no fencing.
15. The owner of the property at **2725 Turtle Shores Dr.** is seeking approval for a Dimensional Variance Request for a generator located in the side yard encroaching 3 ft into the required 10 ft. side yard setback and not immediately adjacent to the house.
16. The owner is seeking approval for a Permission Request and a Dimensional Variance Request at **4955 Stoneleigh Rd.** to reconfigure an existing sports court with a 6 ft. high fence, located in the rear yard and setback and at least 16 ft. from all lot lines.
17. The owner of the property at **43205 Woodward Ave.** is seeking approval for a Dimensional Variance to install an 45 sq. ft. wall sign for Bloom Pediatrics in Kingswood Plaza, which exceeds the permitted maximum of six (6) percent of the street-side façade, 38 sq. ft. The sign also includes two illustrations totaling about 4 sq. ft., exceeding the allowable five (5) percent of the sign area, which in this case is 2 sq. ft.
18. The owner of the property at **1191 W. Square Lake Rd.** is seeking approval for a Permission Request and a Dimensional Variance Request for TMP Architecture, Inc. concerning the following accessory features: a 0-5 ft. high retaining wall, a 4 ft. high fence, a 12 ft. by 16 ft. by 10 ft. high pergola, a gas firepit, and water feature to be located in the front of the building.
19. The owner of the property at **1050 E. Square Lake Rd.** is seeking approval for a Dimensional Variance Request for a 6 ft. tall fence and entry gate to be installed on the perimeter of the property.

Complete copies of the appeals can be viewed at the Township Hall during regular business hours in the Planning, Building, and Ordinance Department, from 7:00 a.m. to 5:30 p.m., Monday through Thursday. Comments may be provided at the public hearing or by writing to: Bloomfield Township Planning, Building, and Ordinance Department, P.O. Box 489, Bloomfield Hills, MI 48303-0489- Telephone: (248) 433-7795 - Fax: (248) 433-7729.

Or via email to ZBA-publiccomment@bloomfieldtp.org

Written comment received after the packet has been posted will be provided to Board members for review prior to the meeting. To view the Zoning Board of Appeals packet posted on Documents on Demand by the end of business Thursday, December 4th, you can use the QR code to the right.



To view the meeting live, go to Comcast Channel 15 or AT&T Channel 99 or via the internet: [Bloomfield Twp. MI – Public Meetings](#)



